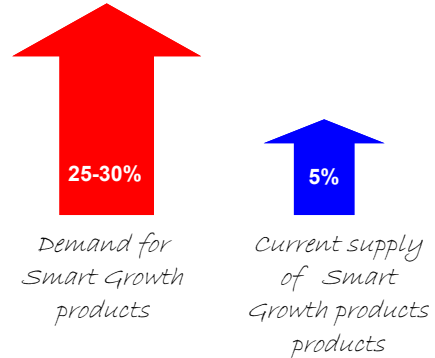


COMMUNITY CASE STUDY

INTRODUCTION

Across North America and Europe, Smart Growth communities are springing up. In the United States alone, **more than 600** of these type of communities are planned or under construction. Governments, developers, builders, businesses and the public are driving this trend. This is in response to rising energy, land and infrastructure costs; shrinking household sizes and aging population; and a growing and unmet market demand for Smart Growth products.



The terms Smart Growth, New Urbanism and Traditional Neighbourhood Design (TND) are often used interchangeably, and contain many of the same characteristics, including:



- 1) Mix of compatible land uses, for example apartments above stores.
- 2) Compact building design to maximize land and infrastructure, and support transit.
- 3) Transportation choices, by providing frequent and efficient transit, and bicycle paths.



- 4) Connectivity through an interconnected street grid to provide shorter travel times and more direct routes.
- 5) Walkability, by providing shops, services and recreation within a five minute (400 meter) walk from home.



- 6) Housing choices for all family types, life stages and incomes.